



ISLINGTON

**Planning brief for the New River Head
and Claremont Square Reservoir
Public consultation report**

August 2013

Public consultation report

Title:	Planning brief for the New River Head and Claremont Square Reservoir Public consultation report	No/rev:	1
Date:	August 2013		
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1 Summary

1.00.1 The draft planning brief for the New River Head was developed to update a previous planning brief adopted in 1999 (covering the New River Head and Claremont Square Reservoir) and to guide any future development of the areas of the site the Council expects will change in the future (see **Figure 1** below).

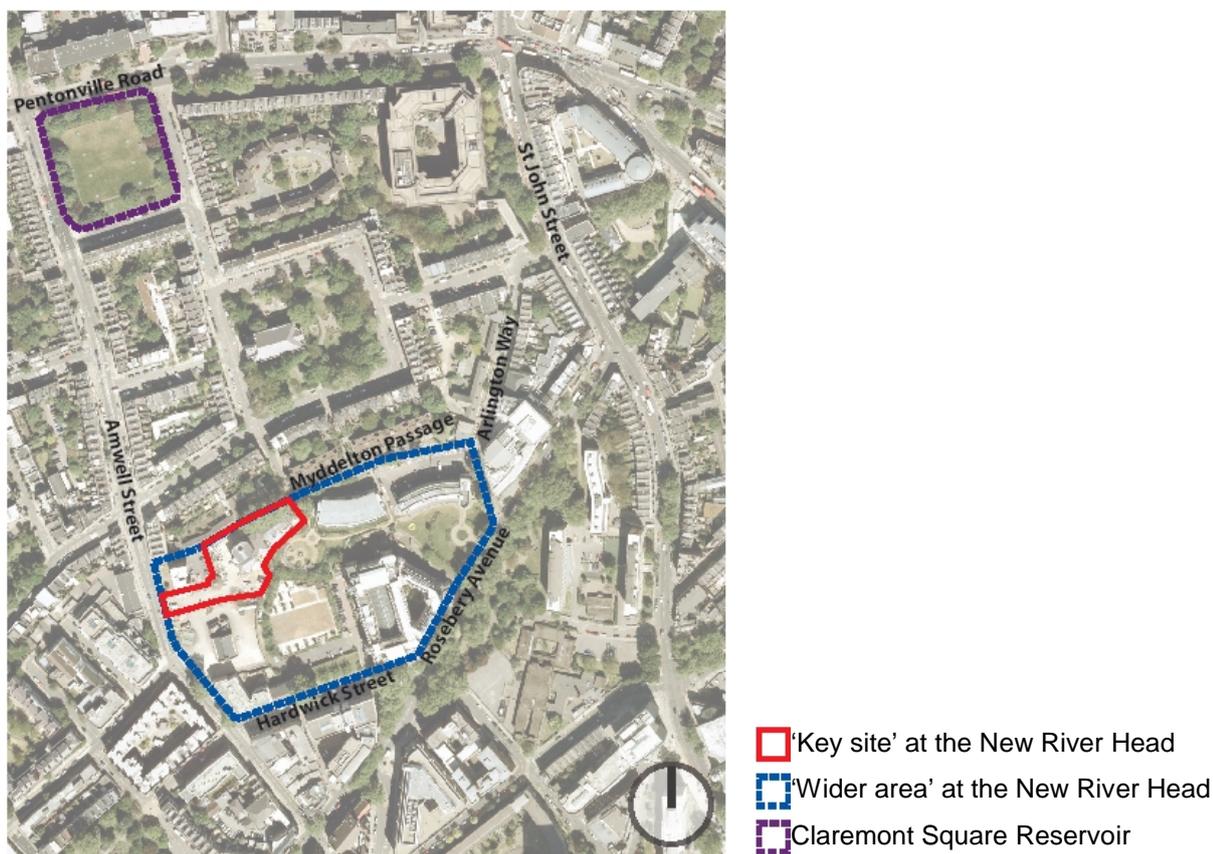


Figure 1: Location plan

1.00.2 Public consultation on the draft planning brief took place over a four week period, between 10 June 2013 and 8 July 2013. Residents, businesses and stakeholders were given the opportunity to give their views on the draft planning brief.

1.00.3 A total of 95 responses were received:

- 53 responses from individuals who sent their feedback via email or letter
- 33 responses from individuals who filled in the online survey
- Nine responses from stakeholder groups

1.00.4 In addition, a petition was received with 78 signatures.

- 1.00.5** A number of comments were made on the draft planning brief, and the following key points were made:
- Potential increased public access to the wider New River Head area (around the Laboratory and Nautilus Buildings).
 - Use of the remaining buildings on the key site (Engine/Pump House, South Stores, Windmill Base and South Stores) for a heritage/community use.
 - Suitability for residential and other land uses on the key site.
 - Protection and enhancement of the remaining buildings on the key site.
 - Inclusion of Claremont Square Reservoir and Ring Main Compound site in the planning brief (as shown in the 1999 planning brief).
- 1.00.6** Section 5 of this report sets out the above key issues in more detail, along with the Council's response to these issues. The suggested text amendments to the planning brief, and other minor changes to the document are detailed in **Appendix 1**.

2 Background

- 2.00.1** The New River Head is an area of great historic interest, having been in continuous use for the provision of fresh public water since the early 17th century. The legacy of this engineering achievement is evidenced by the historic buildings and structures that still exist on the land bounded by Amwell Street, Hardwick Street, Arlington Way and Myddelton Passage (as shown on **Figure 1**). Whilst most of these buildings have been converted to residential use, some parts of the site could potentially come forward for redevelopment.
- 2.00.2** A planning brief for the New River Head and Claremont Square Reservoir was adopted in September 1999. Since the planning brief was adopted, various buildings on the New River Head site have been converted to residential use, and some new residential buildings have been constructed. The remaining area of the New River Head that may change in the future is occupied by the historic Engine/Pump House, Boiler House, stores buildings and Mill Base. It is this area (known as the 'key site' for the purpose of this planning brief as shown on **Figure 1**) that the Council expects will come forward for redevelopment in the future.
- 2.00.3** The Council has therefore updated the planning brief to relate specifically to this key site and emphasise the Council's view on protecting and enhancing the historic significance of the New River Head and Claremont Square Reservoir.

3 Methodology

3.00.1 Approximately 4,300 letters were distributed to residents, businesses and stakeholders in the surrounding area, as shown on **Figure 2** below. The letter was also sent to stakeholder groups via email.

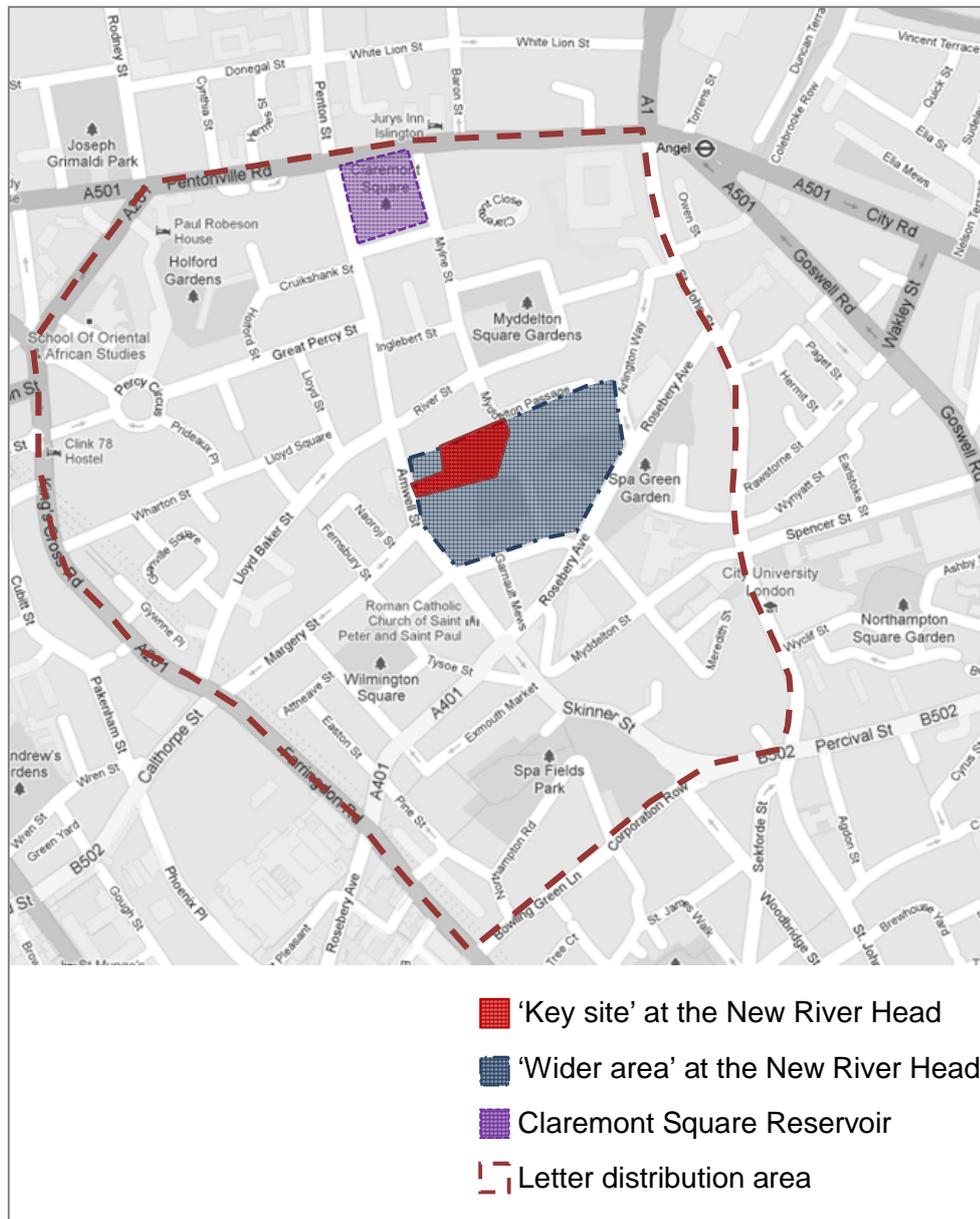


Figure 2: Consultation letter distribution area

Public consultation report

- 3.00.2** This letter set out the following information about the public consultation (which was also available on the Council's webpage (www.islington.gov.uk/newriverhead)):
- A brief background of the site
 - Details of where to find the draft planning brief on the Council website
 - Details of how to request a hard copy of the document
 - An invitation to the drop-in information sessions
 - Information on what will happen once the public consultation period has finished, including approximate timescales
 - An invitation for people to provide feedback on the draft planning brief
 - A note that the Council will post the consultation report on the website after the public consultation period has finished
- 3.00.3** During the public consultation period, the draft planning brief was available for download on the Council's website, and paper copies were available on request.
- 3.00.4** Two drop-in information sessions were held at the Old Finsbury Town Hall on Thursday 26 June 2013 (6pm-9pm) and Saturday 28 June 2013 (11am-2pm) to allow members of the public to speak to the Council in person about the proposals.
- 3.00.5** Interested parties were invited to give their feedback on the draft planning brief. The responses received were saved/scanned and logged.

4 Responses to public consultation

4.00 Number of responses

- 4.00.1** A total of 95 responses were received:
- 53 responses from individuals who sent their feedback via email or letter
 - 33 responses from individuals who filled in the online survey
 - Nine responses from the following stakeholder groups:
 - Turnhold (Islington) Limited (the lease owner of the site)
 - Thames Water (freeholder of the site)
 - NRH@EC1
 - Amwell Society
 - Islington Building Preservation Trust
 - Islington Society
 - Heritage of London Trust
 - English Heritage
 - Clerkenwell Parochial School
- 4.00.2** In addition, a petition was received with 78 signatures (refer to Section 5 for more detail on this petition about public access to the New River Head).

4.01 Key issues raised

4.01.1 The following key points were made:

- Potential increased public access to the wider New River Head area (around the Laboratory and Nautilus Buildings).
- Use of the remaining buildings on the key site (Engine/Pump House, South Stores, Windmill Base and South Stores) for a heritage/community use.
- Suitability for residential and other land uses on the key site.
- Protection and enhancement of the remaining buildings on the key site.
- Inclusion of Claremont Square Reservoir and Ring Main Compound site in the planning brief (as shown in the 1999 planning brief).

4.01.2 The Council's response to the abovementioned key points is set out in Section 5. The suggested text amendments to the planning brief, along with other smaller changes to the document are detailed in **Appendix 1**.

5 Council's response to key issues raised

5.00.1 The main issues raised during the consultation, along with the Council's response to these issues and suggested text changes are set out in the sections below.

5.01 Public access to the key site and wider area of the New River Head

Issue raised

5.01.1 The most contentious issue raised during public consultation was that of public access to the wider New River Head area. The previous 1991 and 1999 planning briefs set out the Council's intention to open up the New River Head to allow public access. This was reflected in the subsequently agreed Section 106 agreements for the Laboratory and Nautilus Buildings, which required some public access to the gardens. Details of these planning briefs and Section 106 agreements are set out in consecutive order below.

- 1991 The 1991 planning brief was approved at Committee in December 1991 and sought to improve public access to the open space around the historic buildings on the New River Head.

Public consultation report

- 1997 As part of the planning consent for the Laboratory Building (conversion of the building to provide 35 residential units), a Section 106 agreement was signed on 17 December 1997. This required that the Rose Garden was kept open and available for access by the public during daylight hours every alternate Sunday as a minimum. It also required the provision of protective railings on the northern side of the Rose Garden, and a notice at the entrance of the Rose Garden showing hours of access to the public.
- 1999 The 1999 planning brief was approved at Committee in September 1999 and included the Council's aspiration for a public route through the New River Head (from Amwell Street leading to Myddelton Passage and Rosebery Avenue).
- 2000 As part of the planning consent for the Nautilus Building (52 new residential units), a Section 106 agreement was signed on 16 March 2000. This required the provision of a pedestrian access to the open space to the south-west of the Nautilus Building, with gates from Myddelton Passage and a footpath leading to the gates where the open space and the Rose Garden meet. It required that access to the open space (and the gates to Myddelton Passage unlocked) during:
 - 8am to 7pm during the period of 1 April to 30 September
 - 8am to 4pm during the period of 1 October to 31 March

5.01.2 Due to the design/layout and maintenance of the gardens, and the different opening hours, existing residents have raised concerns about the current public access arrangements, and serious concerns about any proposed increase in public access to the gardens on the New River Head. In particular, residents are concerned about safety, anti-social behaviour and maintenance of the gardens, including the associated cost to residents living in these buildings for the upkeep and repair of the gardens as a result of public access.

5.01.3 Whilst the majority of respondents supported public access to the key site and the remaining historic buildings, there was a divide of opinion about public access to the wider New River Head site. Many of the stakeholder groups supported increased public access to the wider New River Head area (four of the nine stakeholder groups) – stating the lack of green space in this area and the importance of being able to experience the history of the site as the main reasons – whereas the majority of the individual respondents were strongly opposed to it (approximately 60% of respondents opposed increased access to the wider area, compared to 8% that supported it). In addition, a petition against both current and increased public access on the wider New River Head site was received. This petition was signed by 78 people, 17 of which had individually responded to the public consultation as well. This petition states the following:

Public consultation report

“I/we, residents of the Nautilus Building/The Lab Building/The New River Head Building/The Remus Building/The Hydra Building, object in the strongest possible terms to public access and any proposed increased public access to our gardens as part of the New River Head Key Site Development.

This area has been well-established as residential for over 13 years: as residents here, our safety and well-being – and that of our gardens and property – must be protected.

Our gardens were not designed or planned with public safety in mind, and are not maintained, paid for or patrolled by Islington Council (as public gardens are).

Since increasing public access to our gardens, we have had to pay the price both financially and emotionally in terms of increased litter, vandalism, theft, anti-social and threatening behaviour, and damage.”

Council’s response

- 5.01.4** It is a long-held aspiration by the Council and particular stakeholder groups (as reflected in the 1991 and 1999 planning briefs), that public access would be gained across the wider New River Head site.
- 5.01.5** The Council considers that a publically accessible route through the key site is important (with entrances from Amwell Street to Myddelton Passage), to provide access to the historically important buildings on the key site and enable the community to enjoy and celebrate the history of the New River Head. There are current Section 106 agreements in place that require some public access to be provided to the wider area at the New River Head, and the Council will continue to seek and enforce the access arrangements secured through these Section 106 agreements.
- 5.01.6** The text has been revised to clarify that the Council would like to see increased public access to the key site, both to the buildings as well as a route through the site (with entrances from Amwell Street and Myddelton Passage). Further text has been added to the brief to also clarify the existing requirements in terms of public access to the wider area, secured through the Section 106 agreements for the Laboratory and Nautilus Buildings.
- 5.01.7** The relevant text changes are shown at Section 1 of **Appendix 1**.

5.02 Use of existing buildings for heritage/community use

Issue raised

- 5.02.1** There was strong support from stakeholder groups (seven of the nine stakeholder groups) for the buildings on the key site to be used for a heritage/community use. Of the 17 individual respondents that gave a specific view on the suitability of a heritage community use, 15 supported the heritage/community use and only 2 opposed it. A small number of respondents queried the feasibility of providing a heritage/community use on the site.
- 5.02.2** Some respondents stressed the importance of increasing references to the 1999 and 1991 briefs as much as possible, to emphasise that the aspirations for a heritage/community use have been long established. Some respondents also stated that the planning brief should also mention the Section 106 agreements for the Laboratory and Nautilus Buildings, with each requiring a £50,000 financial contribution towards a heritage/community facility on the site (this £100,000 is still available).

Council's response

- 5.02.3** The text in the planning brief has been updated to make it clearer that a heritage/community use is the Council's preferred use for the remaining buildings on the key site.
- 5.02.4** The planning brief has also been amended to refer to the 1991 and 1999 planning briefs where relevant. The Section 106 agreements for the Laboratory and Nautilus Buildings are referred to in the planning brief, including the financial contributions secured for a heritage/community facility on the site.
- 5.02.5** The text amendments are set out at Section 2 of **Appendix 1**.

5.03 Suitability of residential and other land uses

Issue raised

- 5.03.1** A small number of respondents commented specifically on the suitability of residential and other land uses on the site. Three of the nine stakeholder groups considered that residential use is inappropriate, as it would require unacceptable alterations to the existing buildings on the key site. Of the individual respondents that specifically responded about residential land use, seven opposed residential land use on the site, and three supported it. A couple of respondents supported other commercial uses on the site, and a couple of respondents also opposed it.

- 5.03.2** There was some small support for residential and other uses. One of the stakeholder groups supported residential use on the site. About 4% of individual respondents supported residential use. About 4% of all respondents supported other uses being provided on the site.

Council's response

- 5.03.3** As stated in Section 5.02.3, the planning brief has been amended to make it clearer that a heritage/community use is the Council's preferred land use for the site. In terms of other land uses, due to their high significance and sensitivity to alteration, the Windmill base, Engine/Pump House, South Stores (boiler house and coal store) are not suitable for residential use due to the unavoidable harm that would be caused by the required alterations to the buildings and/or their open work yard space setting. Residential use would also prohibit public access, removing any benefits for the local community. Non-residential uses (including but not restricted to a heritage/community facility), which do not require extensive demolition of historic fabric and subdivision and allow public access, are likely to be appropriate. There may be some scope to provide residential uses to the north stores, given their lesser significance and sensitivity to alteration.
- 5.03.4** Further amendments have been made to the planning brief to clarify this view on the acceptability of other land uses on the site. These text amendments are set out at Section 3 of **Appendix 1**.

5.04 Development and alterations to existing buildings

Issue raised

- 5.04.1** Seven of the nine stakeholder groups supported the protection of the heritage assets on the key site. An additional 12 individual respondents shared this view. A few respondents stated that they were completely against any development on the site. Apart from the lease holder of the site, no other respondents suggested that the brief should be amended to be more flexible about alterations to the existing buildings.

Council's response

- 5.04.2** Section 4.03 of the planning brief already sets out the relevant planning policies in terms of alterations to the existing building. Some additional references have been included in the report to strengthen the Council's view about unacceptable alterations to these buildings as a result of their reuse. Text has also been added to emphasise the historic significance of the New River Head.
- 5.04.3** The amendments to the planning brief are set out at Section 4 of **Appendix 1**.

5.05 Claremont Square Reservoir and Ring Main compound site

Issue raised

- 5.05.1** A few of the respondents mentioned that the areas outside of the key site which have not been redeveloped, specifically the Claremont Square Reservoir and the Ring Main Compound site, should be included in the planning brief, to create a complete update of the planning brief.

Council's response

- 5.05.2** The planning brief has been amended to restate the relevant sections of the 1999 planning brief affecting Claremont Square Reservoir and the Ring Main Compound site. This specifically notes the intention to protect Claremont Square Reservoir, which is a Site of Importance in Nature Conservation (SINC). It also includes the recommendations from the 1999 brief about what development would be appropriate on the Ring Main Compound site, should it become surplus to Thames Water's requirements. The text amendments are detailed at Section 5 of **Appendix 1**.

6 Conclusion

- 6.00.1** Public consultation on the New River Head draft planning brief took place over a four week period, between 10 June 2013 and 8 July 2013. A total of 95 responses were received, including;

- 53 responses from individuals who sent their feedback via email or letter;
- 33 responses from individuals who filled in the online survey; and
- nine responses from stakeholder groups.

- 6.00.2** In addition, a petition was received with 78 signatures.

- 6.00.3** The planning brief has been amended to respond to the key issues listed below, as well as other minor alterations and corrections.

- Potential increased public access to the wider New River Head area (around the Laboratory and Nautilus Buildings).
- Use of the remaining buildings on the key site (Engine/Pump House, South Stores, Windmill Base and South Stores) for a heritage/community use.
- Suitability for residential and other land uses on the key site.
- Protection and enhancement of the remaining buildings on the key site.
- Inclusion of Claremont Square Reservoir and Ring Main Compound site in the planning brief (as shown in the 1999 planning brief).

Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
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1. Public access to the key site and wider area of the New River Head		
Although some stakeholder groups were supportive of increased public access, most respondents were opposed to it (this includes a petition against any increase in public access). Therefore, the planning brief has been amended to remove references to increasing public access to the wider area, and specifying that the Council would like to increase public access to the key site to provide benefits to the community.		
a.	1.01.2	The Council's commitment to providing public access to the key site has been strengthened. The Council is also committed to public access within the key site so that the various historic structures at the site and the character and history of the whole of the New River Head can be better understood and appreciated.
b.	1.02.1	A description of the existing public access arrangements in the wider area of the New River Head has been added. Public access has also been provided to some of the gardens that now occupy what was formerly the open working yard around the ponds of the New River Head, secured through two separate S106 agreements for the Laboratory and Nautilus Buildings (further details of the S106 agreements are set out in Section 3.03).
c.	3.03.4 – 3.03.6	The details of the requirements for public access to the wider area, as set out in the Laboratory and Nautilus Section 106 agreements have been added. Public access to the gardens in the wider area The Section 106 agreement for the Laboratory Building requires public access to the Rose Garden (accessed from the gate on Rosebery Gardens) during daylight hours on every alternate Sunday. It also requires the installation of a notice at the entrance to the Rose Garden providing information on the hours of public access. The Section 106 agreement for the Nautilus Building requires public access to the adjacent gardens every day, during the following periods: <ul style="list-style-type: none"> • During the period 1 April to 30 September between 8am and 7pm • During the period 1 October to 31 March, between 8am and 4pm A map showing the extent of the Section 106 agreements for each of the sites is shown in Figure 4 below.
d.	Figure 4	A map has been provided illustrating the requirements for public access in the wider area (as set out in the Section 106 agreements for the Laboratory and Nautilus Buildings).
e.	4.01.2	References to public access through the key site have been made. This would also allow public access to be provided to these buildings, as well as a route through the key site (with entrances from Amwell Street and Myddelton Passage).
f.	4.03.2	References to public access through the key site have been made. ...must conserve and enhance the significance of these buildings, and should enable them to be enjoyed by the wider community through provision of public access to these buildings, as well as a route through the key site (with entrances from Amwell Street and Myddelton Passage).
g.	4.03.15	The 'key site' has been referred to specifically in the sentence about improved public access. Any proposals for the key site should provide improved public access to the buildings on the key site, as well as a route through the key site (with entrances from Amwell Street and Myddelton Passage), to and provide significant benefits to the local and wider community.
h.	4.03.15	Text has been added to state the Council's long-held aspiration to provide public access across the New River Head. It is a long-held aspiration by the Council and particular stakeholder groups (as reflected in the 1991 and 1999 planning briefs), that public access would be gained across the wider New River Head site.
i.	4.03.17	References to increase in public access to the wider New River Head have been removed. Specifically, any proposals should investigate options for providing public access to the buildings on the key site, and a route through the key site (with entrances from Amwell Street and Myddelton Passage) and possibly to the New River Head site as well.
j.	4.03.18	References to increase in public access to wider New River Head have been removed. Any proposals should look at the feasibility of providing a publicly accessible route through the key site, and possibly through the wider New River Head area as well. Any proposals for a publicly accessible route through the key site need to be developed in consultation with...

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
k.	4.03.18	The Council's view on the existing Section 106 requirements for public access to the wider area at the New River Head is clarified.	The Section 106 agreements for the Laboratory and Nautilus Buildings require that public access is provided to the wider area at the New River Head (as intended for in the 1991 and 1999 planning briefs). To guarantee continued future access to the wider area at the New River Head, the Council will continue to seek and enforce the access arrangements secured through the Section 106 agreements.
l.	Appendix 2	The Section 106 agreements for the Laboratory and Nautilus Buildings have been attached.	

2. Use of buildings for heritage/community use Most respondents supported the use of the remaining buildings on the key site for a heritage/community use, and suggested that this be strengthened in the planning brief. The planning brief has therefore been amended to confirm the Council's preferred heritage/community use for the site. References are also made to the Section 106 agreements which required the financial contribution towards a heritage/community facility on the site.			
a.	3.03 (3.03.1 – 3.03.3)	The Section 106 agreements for the Laboratory and Nautilus Buildings have been described in the report, including the financial contribution (£100,000 total) that was required towards a heritage/community facility on the site.	<p>Legal (Section 106) agreements affecting the wider area of New River Head</p> <p>There are three Section 106 agreements (legal agreements made between the developer and the Council during the time of a planning application) for the Laboratory, Nautilus and New River Head (Headquarters) Buildings (attached at Appendix 2):</p> <ul style="list-style-type: none"> • The Section 106 agreement for the New River Head (Headquarters) Building was signed on 31 January 1996. • The Section 106 agreement for the Laboratory Building was signed on 17 December 1997. • The Section 106 agreement for the Nautilus Building was signed on 16 March 2000. <p>The Section 106 agreement for the New River Head (Headquarters) Building does not include any specific requirements relevant to this planning brief. Both the Section 106 agreements for the Laboratory and Nautilus Buildings include requirements for financial contributions towards a heritage centre on the key site, and requirements for public access to the gardens in the wider area, both which are relevant to this planning brief and are summarised below.</p> <p>Financial contribution towards a heritage/community facility</p> <p>The Section 106 agreements for the Laboratory and Nautilus Buildings each required the developer to contribute £50,000 towards the development of a heritage/community facility in the Engine/Pump House and Windmill Base. The financial contributions totalling £100,000 have been paid to the Islington Buildings Preservation Trust, and are currently being held for when a scheme for a heritage/community facility comes forward.</p>
b.	4.01.2	The text relating to the Council's preferred use has been amended to emphasise that the Council would like to see a community/heritage facility on the site.	<p>Given the historic and architectural significance of the key site, the most appropriate and therefore preferred use for the site is a heritage/community use. As the last remaining buildings at the New River Head site, that have not been converted to other uses, the Engine/Pump House, Boiler House, stores buildings and Mill Base on the key site have the potential to form the nucleus for a heritage and community facility. The Council envisages that these would like to see the remaining buildings on the key site used could provide space for to provide a small museum (or interpretation centre and base for heritage studies) celebrating the history of water provision and for from the New River Head, community and meeting room facilities, educational facilities (possibly associated with the nearby Clerkenwell Parochial School), and an ancillary café.</p>

Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
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3. Suitability of residential and other land uses		
A small number of respondents commented specifically on the suitability of residential and other land uses on the site, although in most cases they were opposed to it. Further amendments have been made to the planning brief to clarify the Council's view on the acceptability of other land uses on the site.		
a.	4.03.2 – 4.03.4	<p>Text has been added to clarify that the preferred use is a heritage/community use, and explain the suitability of other land uses on the key site.</p> <p>Any proposals for the reuse of the Windmill base, Engine/Pump House, South Stores (boiler house and coal store) and North Stores Engine/Pump House, Boiler House, stores buildings and Mill Base, must protect conserve and enhance the significance integrity and character of these buildings, and should enable them to be enjoyed by the wider community through provision of public access.</p> <p>As stated in Section 4.01.2, the Council's preferred use of the whole of the key site is heritage/community use. There may be some limited scope for other uses on the site, provided that they do not:</p> <ul style="list-style-type: none"> a. preclude the provision of a viable heritage/community facility in terms of an adequate level of accessible floorspace; b. harm the significance of the heritage assets, through external/internal alterations to the buildings and/or alterations to their open work yard space setting; or c. impede or prohibit public access and enjoyment of the heritage asset. <p>Due to their high significance and sensitivity to alteration, the Windmill base, Engine/Pump House, South Stores (boiler house and coal store) are not suitable for residential use due to the unavoidable harm that would be caused by the required external/internal alterations to the buildings and/or alterations to their open work yard space setting, including demolition of historic fabric and subdivision. Residential use would also prohibit public access. Non-residential uses (including but not restricted to a heritage/community facility), which do not require extensive demolition of historic fabric and subdivision and allow public access, are likely to be appropriate. There may be some scope to provide residential uses to the north stores, given their lesser significance and sensitivity to alteration.</p>

4. Development and alterations to existing buildings		
There was strong support for the protection and enhancement of the remaining buildings on the key site and the character of the surrounding open area. This is already covered in the planning brief, but further text has been added to emphasise what types of alterations have the potential to harm a listed building's significance.		
a.	1.01.2	<p>Historic significance of the New River Head has been emphasised.</p> <p>The New River Head has a regional significance relating to the fresh water delivery system from Hertfordshire into London that terminated there, and the system of storage reservoirs along the river's length. Furthermore, it is recognised as a successful example demonstrating the economic and health benefits of fresh water delivery.</p>
b.	3.02.3	<p>Reference has been made to the industrial character of the site.</p> <p>The majority of this area is open in character, and has a generally 'industrial' character consistent with its historic use, ...</p>
c.	3.04.2	<p>The application to upgrade the heritage assets on the key site has been described in more detail.</p> <p>The Council believes that given the site's fundamental role in the development of London, the buildings and structures on the site and the landscape in which they are set are worthy of a higher grade listing. This is supported by the Islington Society, who which has submitted an application to English Heritage for the New River Head heritage assets to be upgraded to Grade II*, and including an application for the designation of its landscape in its own right. The application for upgrading is not supported by the site owner and representations have been submitted for consideration.</p>
d.	3.06.1	<p>The open setting as part of the character of the site is described in more detail.</p> <p>...situated in an open setting. This open setting important in its own right, as the last vestige of the former open working yard of the New River Head, situated adjacent to formal gardens (which occupy other parts of the former open yard). and amongst formal landscaped gardens.</p>
e.	4.01.1	<p>The historic significance of the New River Head and the Council's intention to protect and enhance the heritage assets on the site are set out in more detail.</p> <p>...recognised as being of regional and national importance, and are duly designated as Grade II Listed Buildings. As many of the historic buildings at the New River Head have been converted to residential use (to the capacity set out in the 1999 planning brief), it is considered to be crucial that the remaining buildings are appropriately conserved and enhanced. The Council, for a period of more than 20 years, has set out its intentions wishes to preserve and enhance the significance of the designated heritage assets on the key site, while enabling enjoyment and celebration of them and their important history and setting within the wider New River head site to be enjoyed and celebrated by the local and wider community. This is reflected in the 1991 and 1999 planning briefs and the Section 106 agreements accompanying the original residential permissions.</p>

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
f.	4.03.9	Paragraph 2.47 of the Development Management Policies has been restated under the land use section, to clarify that through the reuse of the existing buildings, there are particular works that have the potential to harm a listed building's significance.	Paragraph 2.47 of the Islington Development Management Policies (2013) states that “proposals to carry out any of the following works have the potential to substantially harm a listed building’s significance: <ul style="list-style-type: none"> • Subdivision of spaces with new partitions, insertion of ceilings, floors or staircases • Removal of partitions, ceilings, floors, staircases or chimney breasts • The infilling of existing openings • The creation of new openings • Extension, above or below ground.”
g.	4.03.24	The historic industrial character of the site has been referred to.	Any changes to the key area should ensure that that the open and historic industrial character of the site is preserved and enhanced...
h.	4.03.39	Reference has been made to removing visual barriers to maintain view lines across the site.	Any proposals for the key site, wider area and Claremont Square Reservoir should enhance the natural environment and biodiversity. Any landscaping proposals should not only seek to retain the open character of the site but to remove or minimise visual barriers, to and ensure that views across the key site and wider New River Head area are maintained and enhanced.
i.	Appendix 3	A historic photo has been included.	

5. Claremont Square and Ring Main Compound site			
Some suggestions were made that the relevant sections of the 1999 planning brief should be restated where they relate to other areas outside the key site that have not come forward for redevelopment (namely Claremont Square Reservoir and the Ring Main Compound site). The planning brief has been amended to restate the relevant sections of the 1999 planning brief affecting Claremont Square Reservoir and the Ring Main Compound site.			
a.	Title page	Title has been amended to make reference to Claremont Square Reservoir, as shown on 1999 brief.	New River Head key site and Claremont Square Reservoir
b.	1.01.4	The 'introduction' section has been amended to state that this document restates the 1999 planning brief where relevant.	For completeness, the document also reiterates the relevant sections of the 1999 brief that relate to the Ring Main Compound and the Claremont Square Reservoir – two other parts of the site that have not been developed since the 1999 planning brief.
c.	1.02.4	The text has been amended to refer to Claremont Square Reservoir.	This updated draft planning brief predominately relates to the 'key site', although relevant sections of the 1999 brief are reiterated for the other parts of the 'wider area' and Claremont Square Reservoir, that have not changed it also provides general guidance on specific issues relating to the 'wider area' of the New River Head (such as public access and landscaping). This draft planning brief does not specifically address the nearby Claremont Square Reservoir, and any proposals for this area will be assessed against current planning policy and where still relevant, any references made to this area in the 1999 planning brief. A map showing the 'key site', and 'wider area' and Claremont Square Reservoir is at Figure 1.
d.	3.01.1	The location of Claremont Square Reservoir is described.	Claremont Square Reservoir is located further north along Amwell Street, on the corner of Pentonville Road.

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
e.	3.02 (3.02.1)	Additional text has been provided to describe the various parts of the site, including Claremont Square Reservoir and the Ring Main Compound site.	<p>Description of key site, and wider area of the New River Head, and Claremont Square Reservoir</p> <p>For the purpose of this brief the site is divided into two components three areas:</p> <p>a. ...</p> <p>b. The 'wider area' of the New River Head, where certain relevant issues set out in the 1999 brief have been restated. (such as public access and landscaping) are to be addressed. It is noted that most of the wider area of the New River Head has been converted to residential use, with the exception of the area directly south of the key site fronting Amwell Street. This site is currently in operational use by Thames Water, but was mentioned in the 1999 brief as one that could possibly be available for development should the site become surplus to Thames Water's requirements.</p> <p>c. The nearby Claremont Square Reservoir, where the Council's aspirations set out in the 1999 planning brief have been reiterated.</p>
f.	3.02.2	Reference to Claremont Square Reservoir has been added.	A description of Claremont Square Reservoir is also included below.
g.	3.02.5	A paragraph has been added to describe Claremont Square Reservoir.	<p>Claremont Square Reservoir</p> <p>Claremont Square Reservoir was originally formed as the Upper Pond for the New River Head. It was built in 1708 and reconstructed in the 1850s, raised above the surrounding streets by a grass covered mound over the reservoir. The railings around Claremont Square Reservoir (Grade II listed) were constructed in the 1820s, and adapted in the 1850s. The Claremont Square Reservoir is no longer used by Thames Water and is designated as a 'Site of Importance for Nature Conservation' (SINC 14) in the Islington Development Management Policies (2013).</p>
h.	3.04.1	Reference has been made to Claremont Square Reservoir.	The key site, and wider area and Claremont Square Reservoir...
i.	Figure 5	Map and legend have been changed to include Claremont Square Reservoir.	
j.	3.04.3	Reference has been made to Claremont Square Reservoir.	The New River Head site lies key site, wider area and Claremont Square Reservoir all lie within two strategic viewing corridors
k.	4.01.3 – 4.01.5	The Council's intentions for the Ring Main Compound site and Claremont Square Reservoir (as set out in the 1999 brief) are restated in this document.	<p>Wider Area – Ring Main Compound site</p> <p>As stated in the 1999 brief, it is understood that in the long term an opportunity may exist to clear away all the above-ground structures currently on this part of the site to allow for new buildings. Permanent access would still be required for maintenance purposes to the Ring Main Shaft(s) by Thames Water but that it might be possible for this to be within or beneath a new building.</p> <p>Claremont Square Reservoir</p> <p>As stated in the 1999 planning brief, in the event of the Claremont Square Reservoir becoming redundant, the Council would like the entire area to be opened up as a new public open space.</p> <p>It is not appropriate or necessary for the draft brief to specify what the open space layout should be, including for example whether all the grass banks should be kept or not. As and when a clear timetable of redundancy is determined, the Council will progress detailed design options and a funding strategy. The possibility of playground space for the school can also be investigated at this stage. The Council will also need to liaise with Thames Water on their de-commissioning requirements. However, it is noted that the Council is not aware of any plans to decommission the reservoir at present.</p>

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
l.	4.02.1	Reference has been made to Claremont Square Reservoir.	More widely, the following objectives in the Core Strategy are relevant to this planning brief, which focuses on the key site, but also relates to parts of the wider area and the Claremont Square Reservoir:
m.	4.03.11 – 4.03.14	The land use planning considerations for the Ring Main Compound site and Claremont Square Reservoir are included.	<p>For the Ring Main Compound site situated in the wider area, the 1999 planning brief notes that if this land becomes available for development, the Council’s first preference is for the land fronting Amwell Street to be allocated to the Clerkenwell Parochial School for a playground and new nursery. The school should be given a reasonable period of time to formulate a scheme, which would be constructed at the school’s expense.</p> <p>Policy CS16 (Play space), Part E, of the Islington Core Strategy (2011) states that “opportunities for play in Islington will be maximised through ... requiring developers to provide new inclusive play space as part of new developments”. Policy DM3.6 (Play space), Part C, states that All proposed provision of new play space within development sites should be designed in partnership with Islington Council, to best practice standards. A landscape plan should be submitted with all major residential planning applications, which shall include a detailed design for play provision. The design of play provision should be inclusive, in accordance with the Council’s Inclusive Landscape Design SPD and the Islington Play Strategy”.</p> <p>For Claremont Square Reservoir, the 1999 planning brief states the Council would like the entire area to be opened up as a new public open space, and that it will oppose any proposals to build on the site, for any land use. Policy CS15 (Open space and green infrastructure) states that “the Council will provide inclusive spaces for residents and visitors, and create a greener borough by protecting all existing local open spaces, including spaces of heritage value ... improving the quality and function of open and green spaces ... improving access to open space and maximising opportunities for further provision across the borough”.</p> <p>Policy DM6.2 (New and improved public open spaces), Part D of the Islington Development Management Policies (2013), states that “public open space should normally be green public open space”. Policy DM6.3 (Protecting open space), Part D, states that “for semi-private amenity spaces ... development is not permitted [and] the Council will encourage greater public use”.</p>
n.	4.03.19 – 4.03.20	The planning considerations relating to community access and benefit are included for the Ring Main Compound site and Claremont Square Reservoir.	<p>For the Ring Main Compound site, Sections 4.03.11 and 4.03.12 set out that any proposals should provide play space and a nursery for the Clerkenwell Parochial School, to provide benefits for the surrounding community.</p> <p>For Claremont Square Reservoir, the 1999 planning brief notes that the redundancy of the reservoir allows the opportunity for public access, retaining the listed railings and wall. There are potentially conflicts between the degree of public access and the preservation of the habitat, which would require further consultation. Sections 4.03.13 and 4.03.14 set out that access to the reservoir should be improved to provide benefits for the local and wider community.</p>
o.	4.03.30	Reference has been made to Claremont Square Reservoir.	Any proposals for the key site, wider area or Claremont Square Reservoir should ensure the retention and appropriate repair of the historic railings on the site...

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
p.	4.03.31 – 4.03.34	The conservation and design planning considerations have been included for the Ring Main Compound site and Claremont Square Reservoir.	<p>The Council does not consider that a new terrace facing the south side of Pentonville Road is desirable or necessary as a noise barrier. It is the Council’s belief that the New River Company built the houses around the Claremont Square Reservoir as a formal urban composition, very much in the manner of Gibson Square or Canonbury Square where the houses look onto a central garden. The existing grass embankments and top of the reservoir provide important visual amenity, and are of nature conservation merit. As set out in Section 4.03.13, the Council will oppose any proposals to build on the site,</p> <p>For the Ring Main Compound site, the northern extent of any new building fronting Amwell Street should terminate to leave a gap of approximately 20 metres in order to afford views to the Windmill Base and Engine/Pump House. This could be a combination of open space (such as the playground for the school) and provision of pedestrian/cyclist/vehicle access into the site.</p> <p>Depending on the land requirements above there may be sufficient depth of site available for a terrace of residential accommodation facing the Outer Pond and New River Head (Headquarters) Building. This should be set back by a minimum of three metres from the edge of the Outer Pond revetment to preserve its setting and the terrace should be curved to reflect and reinforce the shape of the western edge of the Outer Pond. The terrace should be a maximum of four storeys or 13 metres in height. Its northern extent should be limited in order to preserve views across the Outer Pond to the Engine House and Mill Base and to retain the existing Ash tree.</p> <p>Any proposals for new buildings on the Ring Main Compound site should comply with Policy CS9 (Protecting and enhancing Islington’s built and historic environment) of the Islington Core Strategy (2011), and Policies DM2.1 (Design), DM2.3 (Heritage), DM2.4 (Protected views) and DM2.5 (Landmarks) of the Islington Development Management Policies (2013)</p>
q.	4.03.43	The biodiversity planning considerations have been included for Claremont Square Reservoir.	<p>Any proposals for Claremont Square Reservoir should maximise biodiversity benefits, in line with Policy DM6.2 (New and improved public open spaces), Part B, of the Islington Development Management Policies (2013). Policy DM6.3 (Protecting open space), Part C, of the Islington Development Management Policies (2013) states that “SINCs of Borough Grade II and Local Importance ... will also be protected”.</p>

6. Minor alterations Minor alterations to the planning brief are set out below.			
a.	1.01.3	Clarification on the previous 1991 and 1999 planning briefs has been given and the document sets out more specifically the purpose of the brief.	<p>Planning briefs for the New River Head were adopted in 1991 and September 1999, the latter also including Claremont Square Reservoir-A planning brief for the New River Head and Claremont Square Reservoir was adopted in September 1999. Since then, there have been many changes to the site (generally in accordance with these briefs) ... Therefore the Council has updated the planning brief to specifically address those parts of the site that have not yet been developed, reflect the current policy context, and restate the Council’s view on protecting and enhancing the historic significance of the New River Head.</p>
b.	1.02.1	Clarification has been given on the previous 1991 and 1999 planning briefs, and the provision of additional background information.	<p>Since the 1991 and 1999 planning briefs was/were adopted, various all of the buildings on the New River Head site, that lie outside of the key site have been converted to residential use ... These buildings are described in more detail ...</p>
c.	1.02.2	The land ownership details have been corrected.	<p>The key site is currently owned leased by Turnhold (Islington) Ltd from Thames Water, who retain the freehold of the whole of the New River Head.</p>
d.	3.02.4 (16)	Further information on a planning application affecting the Ring main Compound site has been added.	<p>This site is in operation by Thames Water, and vehicle access to the Ring Main site is gained via the historic Engine/Pump House site, although a planning application has been submitted in March 2103 for a new independent access to the site.</p>

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
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e.	3.05.1	A more accurate statement about the current land use has been made.	<p>The buildings remain in their original use — that being buildings ancillary to the function of providing water to London. Part of the ground floor of the Engine/Pump House is currently used to house an operational water pumping plant, but the remaining areas on the key site are currently surplus to Thames Water’s operational requirements. The land remains in its original use as an operational water facility. Thames Water maintains an operational pump within the ground floor of the pump house building and requires access to a borehole to the north east of the windmill base and part of the north stores building for plant access. However, Thames Water have released the remaining parts of the site for other possible uses subject to planning permission and Listed Building Consent being granted.</p>
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7. Policy updates
References to policies have been updated, including where the planning policies have now been adopted (for example the Development Management Policies).

a.	1.02.3	The text relating to the status of the planning brief has been updated to be more accurate.	<p>During the determination of the planning and listed building applications only a small amount of weight could be given to the extant Planning Brief for the site (adopted in 1999). The reason for this, is that although the Council’s aspirations for the site remained unchanged, the brief had not been updated to reflect the current policy context. This context had changed substantially since the time when the brief was adopted, and therefore the planning brief has been updated. While it is noted that the most current adopted planning brief for the site (1999), is not a recent document, the updated draft planning brief has been prepared in line with the current adopted and emerging policy framework. The updated brief reiterates the Council’s intention (which has been clearly stated since it was set out in the first planning brief in 1991) to secure heritage / community use for the remaining buildings on the key site. Following the update of the planning brief, in line with the current adopted policy framework, it is considered that this document will then carry greater weight. However, until this time, the 1991 and 1999 Planning Briefs remain material planning considerations, which carry some weight.</p>
f.	2.01.4	The adopted Development Management Policies document is referred to.	<p>The Development Management Policies were adopted on 27 June 2013, which now replace the policies set out in the Unitary Development Plan (2002).</p>
g.	2.01.5	Text has been inserted relating to recently adopted policy.	<p>All planning applications are determined against the policies that are in place at the time that the decision is made. At this point in time the adopted planning policies within Islington’s Development Plan are set out in three documents: The London Plan (adopted July 2011), the Islington Core Strategy (adopted February 2011) and the Islington Development Management Policies (adopted June 2013).</p>
h.	Under Section 2	Text has been deleted as Development Management Policies are adopted.	<p>Also contained in the Local Plan is the emerging Islington Development Management Policies document, which replaces those policies that are contained in the Islington Unitary Development Plan 2002. The Development Management Policies document was examined by the Planning Inspectorate at the public hearing held in December 2012. As a result of the examination process, a number of modifications are proposed to these documents, which the Council has since consulted on. The emerging Development Management Policies are a material consideration, which are afforded weight in the assessment of planning applications. This draft planning brief is consistent with the emerging Development Management Policies (EiP Submission 2012), and later modifications, and hence is consistent with any subsequently adopted policies.</p> <p>The NPPF is clear that, from the day of publication, weight can be given to emerging policies within emerging plans, in particular it is important to note:</p> <ul style="list-style-type: none"> a. — the more advanced their preparation, the more weight they can be given. b. — the extent to which there are unresolved objections to relevant policies. c. — the degree of consistency of policies with the NPPF. <p>All planning applications are determined against the policies that are in place at the time that the decision is made. At this point in time Islington’s adopted planning policies are contained in three documents: The Islington Core Strategy (adopted February 2011), The London Plan (adopted July 2011) and the Islington Unitary Development Plan (adopted June 2002). The emerging Islington Development Management Policies are also to be considered as mentioned in Section 4.03.</p>
i.	4.03.8	The wording of Development Management Policy DM2.3 has been updated.	<p>Policy DM2.3, Part B (iii) (Conservation areas) of emerging Policy DM3 (Heritage) of the Islington Development Management Policies (EiP Submission 20132) furthermore states that “the council will resist the loss of ... [land] uses ... which contribute require the retention of all land uses ... which make a positive contribution to the significance...</p>

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
j.	4.03.25	The policy wording has been updated in adopted Development Management Policies.	...states that "the council will require the retention of all land uses, spaces, street patterns, views, trees, landscapes and other physical features which make a positive contribution resist the loss of spaces, street patterns, views, vistas, uses, trees, and landscapes which contribute to the significance of a conservation area".
k.	4.03.28	The wording of Paragraph 2.37 of the Development Management Policies has been updated.	Furthermore, Paragraph 2.37 of the emerging Islington Development Management Policies (EiP Submission 2013 2) states that " <i>the Council will not permit substantial harm to or total loss of significance of a designated heritage asset</i> ".
l.		Reference has been made to the adopted policies in Section 3.04.3, various paragraphs under Section 4.03, and at Appendix 1.	

8. Minor corrections			
a.	Title	Title and date have been updated.	Draft p Planning brief June September 2013
b.	Footer	Consultation text has been removed.	This draft planning brief has been prepared for the purposes of public consultation. Changes to this draft brief are likely to be made prior to adoption by the local authority
c.	Contents	Contents page has been updated.	
d.	1.01.1	The text has been amended to clarify which part of the site the planning brief focuses on.	Whilst most of these buildings have been converted to residential use, the Council expects some parts of the site to experience change in the future (generally within the red line boundary shown on Figure 1 below) could potentially come forward for development.
e.	Figure 1	Corrections have been made to the legend.	
f.	1.01.2	Language/grammar correction.	...development of London in from the early 17 th century.
g.	1.01.4	References have been made to the key site.	...Council expects will change in the future (the area known as the key site) . The draft planning brief sets out the relevant planning policies that should be addressed by future development proposals for the key site...
h.	1.01.5	Language/grammar correction.	The planning brief will also provide planning guidance development guidelines for Development Management purposes.
i.	1.03.2	Correction to tense.	As part of the adoption process of the draft planning brief, the Council will has consulted with interested parties...
j.	1.04.1	Correction to tense.	Public consultation on the draft planning brief for the New River Head site will take took place...
k.	1.04.2	Correction to tense.	People a were invited to give their views...
l.	1.04.3	Details of where consultation results will be set out have been included.	Details of the public consultation, including the feedback received, are set out in the Public Consultation Report.
m.	3.02	Heading has been changed	Description of key site, and wider area of the New River Head, and Claremont Square Reservoir
n.	Under Section 3.02	Subheadings have been added to clarify the different parts of the site.	

Planning brief reference		Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
o.	Figure 7	Correction to heading (Tree Preservation Order) and reference to different parts of the site. Correction of legend to include Claremont Square Reservoir.	
p.	Under Section 4.01	Subheadings have been added to clarify the different parts of the site.	
q.	Under Section 4.01	Text on previous public consultation has been removed, as views on public access are expressed elsewhere.	Following public consultation on the previous 1999 planning brief for the New River Head, the community identified the importance of providing public access to the Engine and Pump House, Mill Base and pond revetments as well as on-site community facilities.
r.	4.03.5	Explanation of acronym.	National Planning Policy Framework (NPPF)
s.	4.03.8	Language/grammar correction.	New River Conservation Area Guidelines (2002), which states that...
t.	4.03.10	Reference has been made to Thames Water as a stakeholder.	...should be developed in consultation with neighbouring residents (particularly the residents of the buildings on the New River Head), local conservation groups, other nearby users/stakeholders (such as the Clerkenwell Parochial School and Thames Water) and the Council.
u.	4.03.15	Language/grammar correction.	...enhance the significance of the designated heritage assets...
v.	4.03.18	Reference has been made to Thames Water as a stakeholder.	...other nearby users/stakeholders (such as Thames Water and the Clerkenwell Parochial School)...
a.	4.03.26	Correction to policy reference.	¶ Paragraph (ii) of this policy states that “proposals to repair, alter or extend a listed building which harm its significance will not be permitted unless there is a clear and convincing justification. Substantial harm to or loss of a listed building will be strongly resisted”. Furthermore, Paragraph (iv) of this policy states that “the council will use its statutory powers to ensure that listed buildings at risk from neglect or decay are appropriately maintained and repaired”.
w.	4.03.27	Cross reference in planning brief.	As mentioned in Section 4.03.9 , Paragraph 2.47...
x.	4.03.44	Correction to site references.	Although the Council does not expect to see proposals for new buildings or substantial changes to the existing buildings on the key site , any reuse of the buildings on the key site, or new buildings on the Ring Main Compound site should minimise emissions...
m.	4.03.46	Text has been altered to clarify wheelchair-accessible car parking.	This excludes the requirements for wheelchair -accessible car parking...
y.	4.03.49	Reference has been made to key site.	The key site currently provides vehicle access for Thames Water...
z.	3.04.1 3.04.2 Figure 5 3.04.3 Figure 6 3.06.1 (b) Figure 7 Appendix 2 Appendix 3	Corrections to Figure/Appendix numbers	

	Planning brief reference	Description of issue/change	Suggested text amendments to the planning brief Additional text shown as blue bold Deleted text shown as strikethrough text
aa.	1.02.1 3.02.1 (a) 3.02.3 Photo 1 Photo 3 4.03.26 4.03.29	Name of the buildings on the site have been corrected.	
bb.	3.02.4 (4) Photo 5 Photo 12	New River Head (Headquarters) Building name has been corrected.	
cc.	Various	References to 'draft' planning brief have been removed.	